

FY15 CPA PROJECT LIST

FY 15 CPA SUBMITTALS		AMOUNT
	<u>OPEN SPACE</u>	
1	Hennessy Field Conservation Extension	\$300,000
	<u>HISTORIC RESOURCES</u>	
2	Cary Memorial Building Upgrades	\$7,988,000
	39 Marrett Road Community Center	
3	Renovation	\$645,775
4	Visitor Center - Design Phase	\$53,781
5(a)	Hastings Park Gazebo Renovations	\$120,000
5(b)	Hastings Park Overhead Wires	\$3,000,000
	Historical Commission Inventory Forms for	
6	Listed Buildings	\$30,000
7	Battle Green Master Plan - Phase 3	\$90,000
		\$11,927,556
	<u>COMMUNITY HOUSING</u>	
8	Vynebrooke Village Renovations	\$300,551
	LexHAB Set-Aside Funds for Development	
9	of Community Housing (Busa)	\$750,000
		\$1,050,551
	<u>RECREATION (from Unbudgeted Reserve)</u>	
10	Lincoln Park Field Improvements	\$200,000
11	Park and Playground Improvements	\$65,000
12	Park Improvements - Athletic Fields	\$100,000
	Park Improvements - Hard Court	
13	Resurfacing	\$85,000
	Parker Meadow Accessible Trail D&E and	
14	Construction	\$34,500
		\$484,500
	<u>DEBT SERVICE</u>	
15	33 Marrett Road Debt Service (Acquisition)	\$1,034,600
16	Wright Farm Debt Service	\$413,000
17	Marrett Road D&E - Phase II	\$28,070
		\$1,475,670
18	<u>Administrative Budget</u>	\$150,000
	TOTAL	\$15,388,277

COMMUNITY PRESERVATION COMMITTEE

PROJECT APPLICATION SUMMARY FORM

Project Title: Hennessy Field Conservation Extension

APPLICANT INFORMATION

Name of Applicant/Contact Person: Patrice Cleaves

Title/Position: _____

Group or Committee Affiliation (if any):
Friends of Hennessy Woods

Applicant/Contact Person's address, contact phone number, and email:

11 Mountain Road, Lexington, MA 02420
phone: 415-860-1858 email: patricecleaves@yahoo.com

PROJECT INFORMATION

Project Site Address:
7 Mountain Road

Project Site Assessors Map/Parcel: 86-70A

Project Site Deed Book/Page: 26670/ 114

Current Owner: Sally Castleman

Purpose (please check all that apply)

☒ Open Space
☒ Historic
☒ Recreation
☐ Housing

Brief Project Description: It is proposed that a section of land abutting the Hennessy Field Conservation land and currently part of 7 Mountain Road be aquired, extending the Hennessy conservation area by about 200 ft.

COSTS

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2015	\$300,000.00	\$250,000 - \$300,000	\$0- \$50,000 Neighborhood group
2016			
2017			
2018			
2019			
2020			
TOTAL	\$300,000.00	\$250,000 - \$300,000	\$0-\$50,000.00

Signature of Applicant: _____



Date: November 1, 2013

For Community Preservation Committee Use Only:

Application Received On: _____

Project Presented to CPC on: _____

Reviewed by: _____

Determination: _____

**TOWN OF LEXINGTON
COMMUNITY PRESERVATION COMMITTEE**

PROJECT INFORMATION

Project Title: Hennessy Field Conservation Extension

Please attach a narrative on all applicable subjects.

1. Scope or concept of project:

It is proposed that a section of land abutting the Hennessy Field Conservation land and currently part of 7 Mountain Road be acquired, extending the Hennessy conservation area by about 200'. (See appendix I)

2. Project goal and objectives: (Indicate how the Category Specific Criteria for the CPA are met.)

The project seeks to achieve several objectives: (1) It protects the last remaining undeveloped section of land abutting the Hennessy Field Conservation Area; (2) it joins together land that shares the same historical legacy as Hennessy Field; (3) it protects the ability of the land to complement the unique habitat of Hennessy Field as a forested counterpart, equally vital as Hennessy Field to the flora and fauna inhabiting the area; (4) it preserves the appropriateness of the site for the historic 1753 home (on the Massachusetts Registry) situated on the Mountain Road side of the property (see appendix II).

The desire to preserve this land is of major concern to community residents, who both feel and understand the beneficial impact that this beautiful, species-diverse, and what this historically important parcel of land means for the town. We believe it is as deserving of preservation as any parcel in Lexington.

The combination of forested conservation land (which this is) in juxtaposition to rare open-field conservation land (which the Hennessy land is) would together comprise a habitat that has become nearly nonexistent in Lexington. The field provides the owls and hawks with small

rodents needed to survive and nurture their young, while the tall pines provide sanctuary for their nests. The pines have provided safe nesting for many generations of owl families. (See Appendix III.) Crows, turkeys, hawks and many other species of birds have done the same at various times and in various locations on this tract of land. The pine stand undergrowth is a diverse mix of vegetation including fields of ferns, lady slippers, wild vinca, princess pine, and many other species. The land is not developed and, to the best of our knowledge, has never had dwellings upon it. It represents at least a century of wilderness development, making it a scarce habitat for many creatures and species. The close proximity to the Estabrook Elementary School provides a natural theater for field trips and teaching expeditions, which have been part of the Estabrook program for over fifty years. Access for this purpose is facilitated by a trail that has existed for more than forty years, and which connects to the trails that crisscross the field. The Hennessy Field area has been utilized in this capacity for many years and it is highly important to protect this resource. The land is adjacent to the NSTAR power line, which acts as a wildlife corridor but is routinely cleared by NSTAR of the vegetative growth vital for protection from the elements and predators. Deer and other animals routinely bed down in fern undergrowth on this tract of land. It is an ideal candidate for annexation to the Hennessy Field conservation land.

The property has a rich history¹. It is the last remnant of the "Long Pasture" purchased by William Simonds in 1655. William Simonds's great-great-granddaughter, Hannah, married Jacob Robinson (who served as a Lexington Selectman); they settled on the Simonds farm and later built their own farm at the end of Robinson Road. Jacob Robinson's grandson George grew up on the Robinson farm and later became Governor of Massachusetts, in 1853. In the late 1800s, the Robinson farm and part of the Simonds land were sold to speculators, who discovered there to be natural ochre on what is now the adjacent Paint Mine reservation, which showed great promise as a paint pigment. Various attempts to profit from the mineral were unsuccessful, and the land reverted to the Simonds family. In 1940, the Simonds family sold land to Mary Hennessy, and the property became known thereafter as Hennessy's Field. The town of Lexington acquired the field portion of the land from Mary Hennessy for recreational and other general municipal purposes by an order of tapping dated June 25, 1962. (This pre-dates the establishment of the Conservation Commission.). The town granted Mary Hennessy permission to build a home on her remaining land on the edge of the field on land abutting what is now Mountain Road. That land and the home on it was sold to Robert Colbourne. Mr. Colbourne later subdivided the Former Hennessy home into 11 Mountain Road and created the L shaped tract of land currently known as 7 Mountain Road. 7 Mountain Road was sold in 1978 to the Castleman family. The historic home that currently sits on the Mountain Road end of the property was moved to this site from Merrimack, NH, where, having been built in 1753, was that town's oldest dwelling. The home has unique features of its era, such as "Indian shutters." The forested backdrop provides an appropriate setting for this historic home, which is listed on the Massachusetts Registry of Historic Buildings. Surrounding this home with a high density development of modern construction, as has been proposed, would be an affront to the concept of historic preservation and not in keeping with our community's objective to preserve and enhance its historic, cultural, and architectural resources within the town.

¹ Silsbee, Thomas P.H., Historical Guide to Open Space in Lexington, 1995, pp. 7 1-0

3. Projected action plan and timeline: (List steps needed to complete project. These steps will be critical to completing Project Status Reports that will be due in time to report back to Town Meeting each year until the project is complete.)

The status of the property is uncertain at this time. It is expected that the unencumbered ownership of the tract of land will be achieved in the near future at which point we would approach the owner with a proposal to proceed with the subdivision and purchase of the land described above. The current owner of the property, Sally Castleman, has expressed an interest in facilitating the sale of a portion of 7 Mountain Road to the town or other entities for the purpose of preservation.

4. Anticipated project cost: (Provide a budget, with line itemization.)

Cost for the portion of land will depend upon the negotiated size but are expected to be approximately \$300,000.

5. Other funding sources, including private/public/in-kind:

Community and neighborhood individuals have expressed interest in contributing to this project. The exact amount is yet to be determined.

6. CPA funding request:

It is hoped that the CPA could provide funding to bridge the gap left after private funding has been exhausted. The amount of this is expected to be \$200,000 to \$300,000.

7. Budget justification: (provide an explanation for why each type of expense is needed.)

The money is needed to purchase land that would otherwise be developed, inflicting with adverse consequences outlined in the goals portion of this application.

8. List and describe any comparable projects:

The project is similar to the Hennessy Field project in that it seeks to protect valuable assets and preserve the community. Development of this site would infringe upon the ability of the Hennessy conservation tract to fulfill its mission as conservation land. At the time the Hennessy Field was acquired as conservation land, the threat to the 7 Mountain Road property was not palpable since, at that time, the lot was thought to be undevelopable.

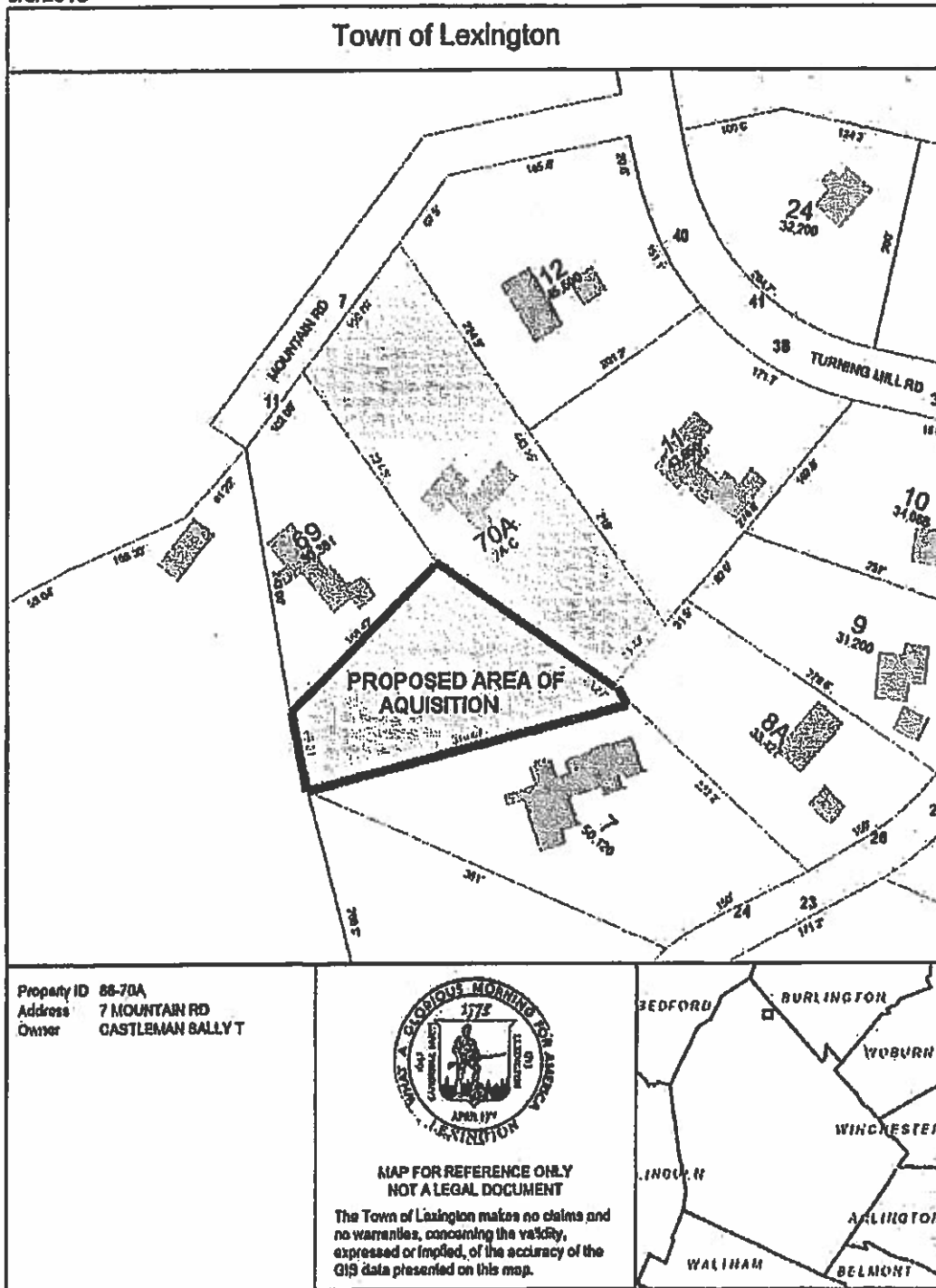
9. Relevance to community: (Indicate how project is relevant to the current and/or future needs of Lexington.)

The land preserves and enhances the functionality of the Hennessy Field conservation land and allows it to continue to fulfill the function delineated in the proposal to acquire it in 1999. It is an ecologically complementary habitat to the abutting field and provides an educational forum for the nearby Estabrook School. It preserves the diminishing habitat for the animals that dwell in the town and traverse the nearby wildlife corridor.

10. Supporting documents: (Provide supporting letters, references, studies, maps, and statistics.)

APPENDIX I - SITE LOCATION

8/8/2013

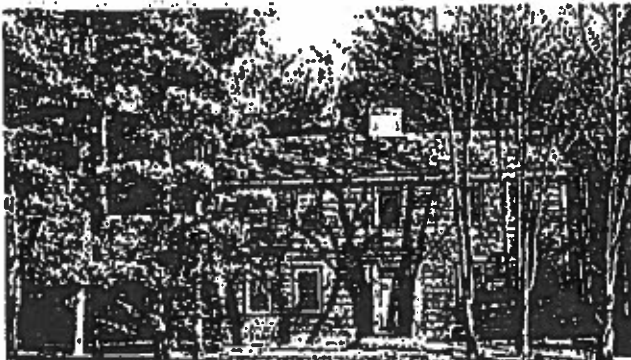


APPENDIX II - HISTORICAL COMMISSION DOCUMENTS

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 WASHINGTON STREET, BOSTON, MA 02108

AREA	FORM NO. 416
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Locality Lexington
Address 7 Mountain Road
Historic Name Robey-Parker-Castleman
House

is: Present residential
Original residential

DESCRIPTION:

date 1753
Source deed research

Style Second Period (1730-1780)

Architect Robey, carpenter

Exterior wall fabric clapboards

Outbuildings barn dismantled and moved
from Vermont for garage (1980)

Major alterations (with dates) dismantled
frame and interior wood finishes re-erected
cell partly new fabrication (1978-1980)

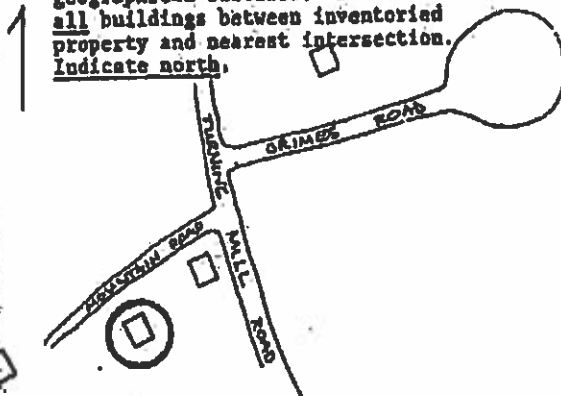
Moved from Haverhill, NH Date 1979

Approx. acreage 1.93 A.

Setting Secluded wooded site, adjacent
to Turning Mill Road development of
contemporary houses.

SKETCH MAP

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.



Recorded by Anna Grady

Organization Lexington Historical Commission

Date March, 1984

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

This Second Period building was dismantled and re-erected with care. Where original materials could not be salvaged, new or comparable old materials were sensitively introduced. The frame and most finishes of the original five-bay wide, one-room deep, two-story central chimney house were retained. The framing which was left exposed when the house was re-erected is unusual in that even the major beams were sawn at a sawmill. The high studding of the house is reflected in the substantial pilastered and entablatured frontispiece. The

(see Continuation sheet)

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

Deed research indicates that the house was built in 1753 by Robey, a carpenter, on his own land in Herrimack, New Hampshire. Nathaniel Parker bought the house before 1800 and in the 1830s it was used as a tavern. When purchased in 1978 by the current owners, the house was the oldest building in Herrimack. The current owners transported the building to Lexington and erected it over a two year period with the help of Dick Wertz, a carpenter specializing in such work.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

Personal communication from Paul Castleman.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

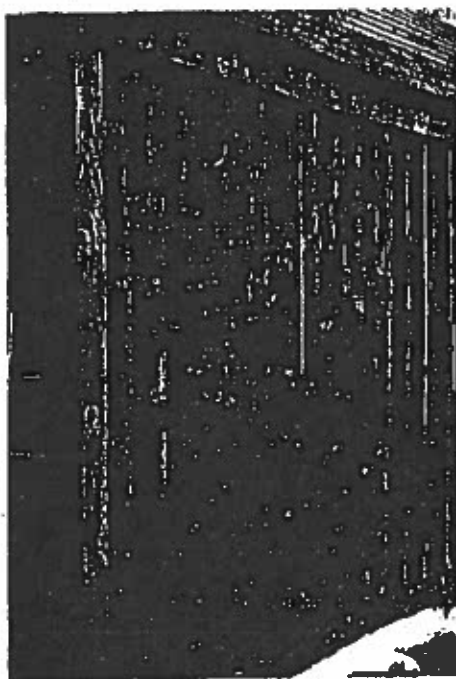
Community: Lexington	Form No: 416
Property Name: 7 Mountain Road	

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL SIGNIFICANCE

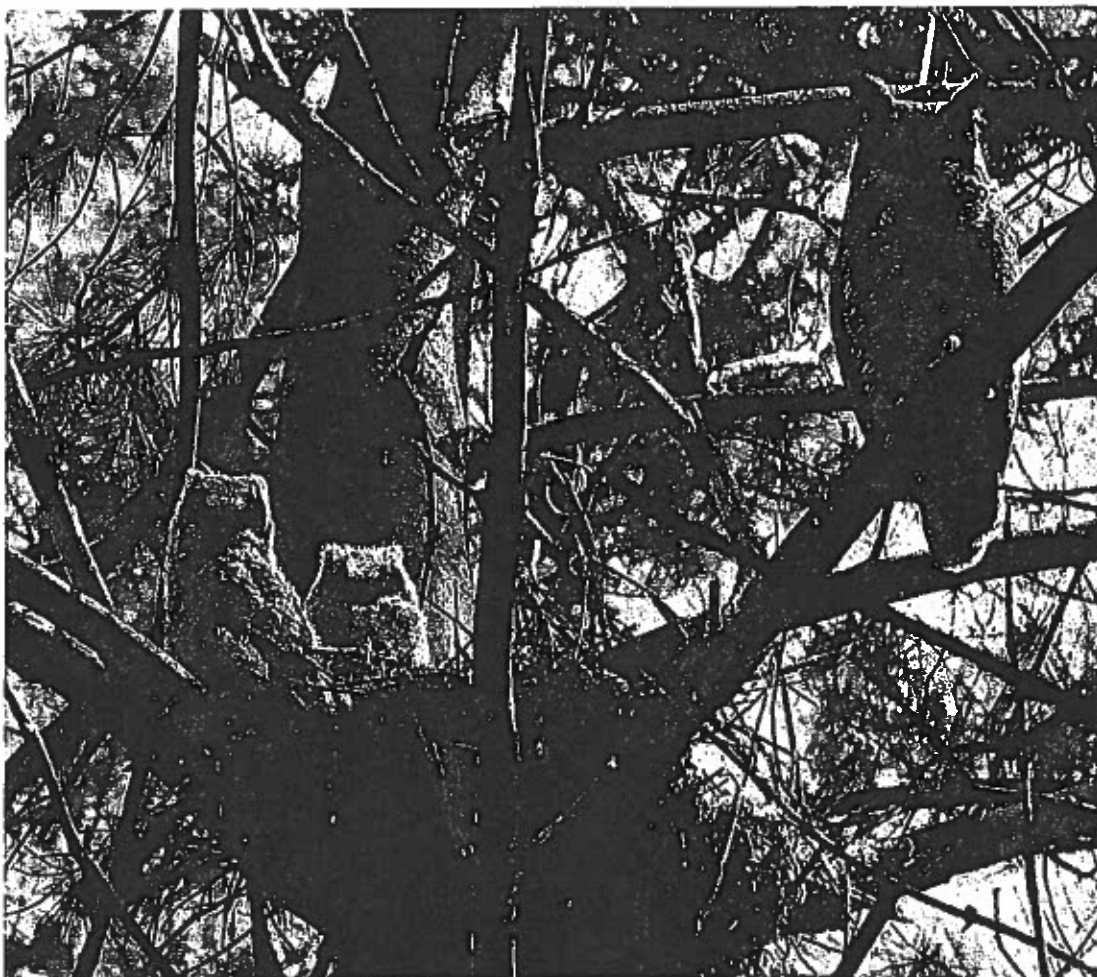
original molded window caps and cornice were reused. There is original raised field panelling in the right hand room, and simple wide-board dado in the left hand room. The mantelpieces probably date from the original building period, as do the finishes of the stairhall including the raised field panelling and the stair trim with molded newell caps and diagonally-set square balusters.

The rear all is partially new materials, but the framing of a shed at the back has been reused for a sunporch. The garage is made from parts of a barn dismantled in Vermont and re-erected to the left of the house. An unusual feature of the barn is that the plates are exposed on the exterior and the vertical sheathing boards are secured to a rabbet on the lower edge of the plates.



Staple to Inventory form at bottom

APENDIX III OWL FAMILY NESTING AT SITE





Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Cary Memorial Building Upgrades

Date: 14-Oct-09

Project ID Number: 639

Revision Date: 10-Sep-13

Submitted By: pgoddard

Department: Public Facilities

Priority: 0

First Year Submission? ☐ Phone #: 781 274 8958

E-mail pgoddard@lexingtonma.gov

Description of Project:

The Board of Selectmen formed the Ad hoc Cary Memorial Building Renovation Design Committee (AhCMBRDC) in June of 2013. The charge of the Committee is to oversee the development of design and construction documents to implement the scope of work recommended in the Final Report of the Ad hoc Cary Memorial Building Programming Committee (AhCMBPC), dated January 18, 2013.

The contracting of qualified consultants to produce the design and construction documents for a future renovation project was funded at 2013 Annual Town Meeting, under article 8C, in the amount of \$550,000 dollars in Community Preservation Act funds. The work of the AhCMBPC was funded with \$75,000 in Community Preservation Act funds at the 2012 Annual Town Meeting under article 8D.

The documentation process will continue through the fall and winter and it is anticipated that in February revised estimates will be produced on the new documents. Until that time, the previous estimate contained in the January 18, 2013 Final report will be used for planning purposes.

Justification/Benefit:

The Cary Memorial Building is a significant and historical building in Lexington. Since its dedication in 1926, it has hosted a range of community events including Town Meeting, Town Elections, Cary Lecture Series and many performances. An authorization of \$80,000 in Community Preservation funds was approved at the 2010 Annual Town Meeting to perform a comprehensive review of the building systems, building and life safety codes, and theatrical and functional capabilities.

The Building Evaluation concluded that though the building is well maintained, improvements are recommended in several areas: accessibility, support spaces, structural, electrical, mechanical, plumbing, stage, and acoustical and audio visual improvements. A single project to implement all improvements was estimated at \$7.7M. The AhCMBPC further reviewed the project and then recommended a scope of work to the Board of Selectmen in January of 2013, which included improvements to life safety and accessibility, building system improvements, and facility usability.

Impact if not completed:

If this project is not completed, the Hall will continue to operate with basic functionality and accessibility, but will not provide the performers and audience the experience for which it was originally designed. Performances will continue to be impacted by lack of lighting and stage characteristics. Meeting rooms will continue to be underutilized due to poor acoustics and accessibility.

Timeframe:

Depending on availability of funding, work could begin July of 2014 and be completed in one year.

Replace. Freq:

50 Years

Stakeholders:

Community, performing arts

Operating Budget Impact:

None

Cost Analysis:

Funding Source: ☐ Levy ☒ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☐ Recreation ☐ Private ☐ Other



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Cary Memorial Building Upgrades

Date: 14-Oct-09

Project ID Number: 639

Revision Date: 10-Sep-13

Submitted By: pgoddard

Department: Public Facilities

Priority: 0

First Year Submission? ☐ **Phone #:** 781 274 8958

E-mail: pgoddard@lexingtonma.gov

Capital Funding Request

Recurring Cost

\$0.00

Maintenance Cycle

0 Years

CPA Purpose
<input type="radio"/> Open Space
<input type="radio"/> Recreation
<input checked="" type="radio"/> Historic
<input type="radio"/> Housing

639	2015	2016	2017	2018	2019	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$182,000	\$0	\$0	\$0	\$0	\$182,000
Construction	\$6,973,628	\$0	\$0	\$0	\$0	\$6,973,628
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$832,372	\$0	\$0	\$0	\$0	\$832,372
Totals	\$7,988,000	\$0	\$0	\$0	\$0	\$7,988,000
CPA Amt. Req.	\$7,988,000	\$0	\$0	\$0	\$0	\$0

Basis of Cost Projection:

Preliminary Project Cost by Mills Whitaker Architects, completed January 18, 2013.



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: 39 Marrett Road Community Center Renovation **Date:** 30-Sep-13
Project ID Number: 892 **Revision Date:** 25-Oct-13
Submitted By: Pat Goddard **Department:** Public Facilities **Priority:** 0
First Year Submission? ☒ **Phone #:** 781-274-8958 **E-mail:** pgoddard@lexingtonma.gov

Description of Project:

The Town of Lexington is scheduled to close on the purchase of the 39 Marrett Road property from the Scottish Rite on December 3, 2013. The Board of Selectmen has appointed an Ad Hoc Community Center Advisory Committee (AHCCAC) to make a recommendation of the services and programs that should be delivered at the new Community Center, and is it anticipated that the facility will require renovation, and potentially an addition, to fulfill the needs of the Community. This project will, in phases, ask for funding to implement the design and construction phases of the 39 Marrett Road property.

The AHCCAC has begun its work on developing the Community vision for the Community Center and it is anticipated that the FY 2015 appropriation will continue the design, and perhaps construction documents, for the facility renovation, plus construct a sidewalk from Marrett Road.

This sidewalk, currently budgeted at \$250,000, will enable pedestrian access for the Community Center when it opens for phase one occupancy while the full plan is being developed. It is anticipated that funding will be appropriated at the November 4, 2013 Special Town Meeting to implement phase one work, including work required for code compliance, work to avoid future, major, disruptions to staff and programs, and work to provide functionality so that the the departments moving into the building can replicate or improve the services being offered. The floor loading capacity of the building is being increased for assembly use, and additional restrooms added, for flexibility in building use. The phase one plan, estimated at \$3,169,000, is a subset of the total amount estimated at the March 18, 2013 Special Town Meeting of \$11,893,717 of which \$9,495,308 is CPA funds.

Justification/Benefit:

The plan to purchase the 39 Marrett Road property for use as a Lexington Community Center included the renovation, and potential expansion, of the historic mansion and annex.

Impact if not completed:

The implementation of the fully functioning Community Center will be delayed.

Timeframe:

Replace. Freq:

0 Years

Stakeholders:

Community

Operating Budget Impact:

Cost Analysis:

Funding Source: ☒ Levy ☒ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☐ Recreation ☐ Private ☐ Other



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: 39 Marrett Road Community Center Renovation

Date: 30-Sep-13

Project ID Number: 892

Revision Date: 25-Oct-13

Submitted By: Pat Goddard

Department: Public Facilities

Priority: 0

First Year Submission? ☒ **Phone #:** 781-274-8958

E-mail: pgoddard@lexingtonma.gov

Capital Funding Request

892	2015	2016	2017	2018	2019	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$395,775	\$100,000	\$0	\$0	\$0	\$495,775
Construction	\$250,000	\$7,878,942	\$0	\$0	\$0	\$8,128,942
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0
Totals	\$645,775	\$7,978,942	\$0	\$0	\$0	\$8,624,717
CP/2012 Rec	\$645,775	\$7,978,942	\$0	\$0	\$0	\$8,624,717

Recurring Cost

\$0.00

Maintenance Cycle

0 Years

CPI Purpose

- ☐ Open Space
- ☐ Recreation
- ☐ Historic
- ☐ Housing

Basis of Cost Protection:

Cost as identified for April 2013 Special Town Meeting



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Visitor Center

Date: 13-Oct-11

Project ID Number: 835

Revision Date: 23-Oct-13

Submitted By: Pat Goddard

Department: Public Facilities

Priority: 0

First Year Submission? ☐ Phone #: _____ E-mail pgoddard@lexingtonma.gov

Description of Project:

Working in conjunction with the Tourism Committee, this project recommends a redesign and expansion of the Visitors' Center to encourage visitors to spend their time and money in Lexington. The programmatic needs addressed by this proposal include: education, space for tour groups, self-service kiosk, counter space for assisting visitors, veterans' display with visual connection to exterior memorials, retail space, food vending area, rest rooms, and office space. To realize these goals, a custom exhibit will be designed and constructed that captures Lexington's unique place in American History. In addition, the building will be made fully handicap accessible and provide community meeting space.

Justification/Benefit:

Originally opened in 1970, in anticipation of the nation's bicentennial, the visitor center has served as an information hub to Lexingtonians as well as millions of guests from around the world since it was built. On an annual basis, this building by far sees more foot traffic than any other town-owned building, with over 100,000 visitors annually, utilizing the restrooms. The last upgrade to the facility was when the restrooms were made handicap accessible 10 years ago. Since then, it has been used by over 1,000,000 visitors.

Impact if not completed:

Today's visitors seek a different kind of service than they did over five decades ago, when the building was built. Lexington has focused on improving its visitors' experience, and so failure to modernize will prevent us from maximizing the economic development opportunities that exist. Additionally, the current state of the rest rooms from such overuse are borderline unsanitary.

Timeframe:

Design development and construction documents in FY2015. Expectation that work would begin at the close of the season in the fall calendar 2015. This project will be timed to have minimal impact on the tourist season.

Replace. Fro:

0 Years

Stakeholders:

Lexington taxpayers, local businesses, international and national visitors

Operating Budget Impact:

Potential operating impact might be additional utility costs and cleaning services. Current utility costs are about \$6,000/ year, and with LEED stretch energy code requirements it is not expected that this would increase more than 25%.

Cost Analysis:

Funding Source: ☒ Levy ☒ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☐ Recreation ☐ Private ☒ Other

Capital Funding Request

835	2015	2016	2017	2018	2019	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$200,500	\$54,000	\$0	\$0	\$0	\$254,500
Construction	\$0	\$1,517,250	\$0	\$0	\$0	\$1,517,250
Equipment	\$0	\$320,000	\$0	\$0	\$0	\$320,000
Contingency	\$20,000	\$189,125	\$0	\$0	\$0	\$209,125
Totals	\$220,500	\$2,080,375	\$0	\$0	\$0	\$2,300,875
CPA Amt. Req.	\$220,500	\$2,080,375	\$0	\$0	\$0	\$2,300,875

Recurring Cost

\$0.00

Maintenance Cycle

0 Years

CPA Purpose

- ☐ Open Space
- ☐ Recreation
- ☒ Historic
- ☐ Housing

Basis of Cost Projection:

Lexington Visitor Center Programmatic Report, January 20, 2012, escalated 18% for FY 2016 construction. Assumed 39.4% (ratio of 6,566 square feet Visitor's Center to total) is CPA eligible. Wondercabinet educational exhibit \$400,000 (20% design).



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Hastings Park Gazebo Repairs/Overhead Wires **Date:** 12-Sep-12
Project ID Number: 852 **Revision Date:** 10-Oct-22
Submitted By: B. Hadley **Department:** Public Works **Priority:**
First Year Submission? ☐ **Phone #:** 781-274-8303 **E-mail:** whadley@lexingtonma.gov

Description of Project:

FY15 - \$3,120,000 (\$120,000 for the Gazebo and \$3,000,000 for the underground wires) - This request will address two important issues at Hastings Park; the repair of the Gazebo and the underground placement of the overhead power lines. Collin Smith Architecture, Inc. was hired to assess the current conditions of the Hastings Park Gazebo and develop plans and specifications for renovation and ADA access. The railings, stairs and electrical system at the Hastings Park Gazebo have been deteriorating over the past few years creating unsafe conditions. This project will repair and replace the rails, bollards, stairs and electrical system and include painting and caulking as needed. It will also address accessibility to the structure. NStar Electric has provided preliminary design and installation estimates to place the current overhead wires underground. The use and overall aesthetic view of the park is obstructed many times by the power lines that run through the park from Worthen Road to Lincoln Street. This request will provide funds to put the power lines underground which will open up useable space and make the park more aesthetically pleasing. The project will involve removal of the existing utility poles and wires and installation of underground conduit and wires. Hastings Park is one of the most used park areas in Town. It provides green space and a gazebo for events such as the carnival, weddings, company picnics, concerts, family functions, school events, recreation events and other community related events.

Justification/Benefits:

The Gazebo is used by numerous community groups and citizens for concerts, weddings and other functions. The repairs for the gazebo will provide for a safer setting for these events and the participants. The existing utility poles pose a danger to users of the park and limits use of the grass area on one side of the gazebo. The poles and wires are also unsightly. Removing the poles and installing underground wires will help to make the area safer, more useable and more aesthetically pleasing for the various events that take place there.

Impact if not completed:

The Gazebo will continue to deteriorate causing unsafe conditions and the need for costly repairs and even closure. If the poles remain then there is the possibility of someone running into a pole, accessing low electrical parts or driving into a pole or of the pole falling and causing damage to people and property.

Timeframe:

Work to begin in Fall 2014.

Replace. Freq:

20 Years

Stakeholders:

DPW, DPF, Lexington Residents, Various User Groups

Operating Budget Impact:

minimal

Cost Analysis:

Funding Source: ☐ Levy ☒ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☐ Recreation ☐ Private ☐ Other

Capital Funding Request

852	2015	2016	2017	2018	2019	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$315,000	\$0	\$0	\$0	\$0	\$315,000
Construction	\$2,793,000	\$0	\$0	\$0	\$0	\$2,793,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$12,000	\$0	\$0	\$0	\$0	\$12,000
Totals	\$3,120,000	\$0	\$0	\$0	\$0	\$3,120,000
CPA Amt. Req.	\$3,120,000	\$0	\$0	\$0	\$0	\$3,120,000

Recurring Cost

\$0.00

Maintenance Cycle

0 Years

CPA Purpose

☒ Open Space
☐ Recreation
☐ Historic
☐ Housing

Basis of Cost Protection:



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Historical Commission Inventory Forms for listed buildings Date: 13-Sep-13
 Project ID Number: 890 Revision Date: _____
 Submitted By: Karen Mullins (on behalf of the L Department: Community Development Priority 0
 First Year Submission? ☒ Phone #: 781-862-0500 x227 E-mail kmullins@lexingtonma.gov

Description of Project:

This request is for \$30,000 to hire a professional preservationist consultant to complete the Massachusetts Historical Commission inventory forms on up to 150 properties that are listed as "priority" on the Lexington Historical Commission's master list of buildings. There are up to 150 properties that are listed by the Lexington Historical Commission as significant based on visual review and have listed them as priority but are pending completion of full research and documentation.

Justification/Benefit:

Improve customer service to property owners and/or potential buyers of buildings currently listed on the inventory by providing them with detailed documentation as to the architectural and historical significance of the building and importance of preserving. Provide a permanent detailed record of architectural and historical significant buildings that existed in the Town (even after demolition) to preserve the town's important history. In addition, this is an opportunity to review the 150 properties that are currently listed on the inventory, but that are provisional since no detailed research and documentation prepared, to make sure that they are indeed historically significant and should be retained on the inventory. Further, this project could have the potential of removing provisionally listed structures from the inventory based on detailed research.

Impact if not completed:

The Community Development Department and Historical Commission will continue to lack the ability to provide owners with the detailed historically significant documentation for these provisionally listed structures and will continue to have to spend a significant amount of time with owners explaining and defending the process without the necessary back up. Further, owners will continue to be frustrated with the process, specifically when they learn their structure is listed but not given a detailed reason as to why.

Timeframe:

TBD based on LHC and consultants schedule

Replace. Freq:

0 Years

Stakeholders:

Property Owners, Lexington Historical Commission, Massachusetts Historical Commission

Operating Budget Impact:

N/A

Cost Analysis:

Funding Source: ☐ Levy ☒ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☐ Recreation ☐ Private ☐ Other

Capital Funding Request

890	2015	2016	2017	2018	2019	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$30,000	\$0	\$0	\$0	\$0	\$30,000
Construction	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0
Totals	\$30,000	\$0	\$0	\$0	\$0	\$30,000

Recurring Cost

\$0.00

Maintenance Cycle

0 Years

CPA Purpose
<input type="radio"/> Open Space
<input type="radio"/> Recreation
<input checked="" type="radio"/> Historic
<input type="radio"/> Housing

CPA Amt. Requested: \$30,000

Basis of Cost Projection:

\$200/inventory form based on Mass Historical Commission figures.



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Battle Green Master Plan - Phase 3 Date: 18-Nov-09
 Project ID Number: 672 Revision Date: 10-Oct-13
 Submitted By: David Pinsonneault Department: Public Works Priority:
 First Year Submission? ☐ Phone #: 781-274-8354 E-mail: dpinson@lexingtonma.gov

Description of Project:

FY15 - \$90,000. The Battle Green Master Plan completed by Past Designs was approved by the Board of Selectmen in March 2010. The Master Plan implementation is broken out into three phases. Phases 1 and 2 have been funded. The FY15 request is for architectural services to develop plans and specs (25% design level) for Phase 3 of the project based on the Center Streetscape and Battle Green traffic engineering studies. Funding for Phase 3 construction will be requested in FY2016 to address traffic and pedestrian improvements, site amenities, historical landscaping and completion of new pathways.

FY12 \$100,000 - monument restoration and treatment around the monument

FY13 \$203,845 - pathways, fencing and a parking, traffic and pedestrian study

Justification/Benefit:

There is community consensus that there needs to be design consistency in the Battle Green area. In addition, because of the prominence of the site and its historic importance, building consensus on the plan is crucial to ensuring that the design represents the expectation and needs of all stakeholders. The elements that exist in the Battle Green area need to be maintained, updated and restored in order to keep them viable for current and future generations.

Impact if not completed:

The Battle Green is a place of national historic importance and failure to resolve issues such as parking, traffic pathways and appropriate site interpretation will allow further deterioration of both the battle green and its surrounding historic treasures. In addition, the Town will continue to miss an opportunity to serve our international tourists in a way that can maximize positive economic impact to the town.

Timeframe:

Phase 3 will be requested in FY15

Replace. Freq:

0 Years

Stakeholders:

The Battle Green is deeded to the citizens of Lexington so every citizen is a stakeholder. Specific groups such as the Historical Society, Chamber of Commerce, local churches, center business district, and the neighbors have a particular interest in this project. In addition, hundreds of thousands of visitors from around the world come annually to the "Birthplace of American Liberty".

Operating Budget Impact:

Operational costs of maintaining the Battle Green are already funded in the annual town budget.

Cost Analysis:

Funding Source: ☐ Levy ☒ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☐ Recreation ☐ Private ☐ Other

Capital Funding Request

672	2015	2016	2017	2018	2019	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$90,000	\$125,000	\$0	\$0	\$0	\$215,000
Construction	\$0	\$500,000	\$0	\$0	\$0	\$500,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$25,000	\$0	\$0	\$0	\$25,000
Totals	\$90,000	\$625,000	\$0	\$0	\$0	\$740,000
CPA Amt. Req.	\$90,000	\$625,000	\$0	\$0	\$0	

Recurring Cost

\$0.00

Maintenance Cycle

0 Years

CPA Purpose
<input type="radio"/> Open Space
<input type="radio"/> Recreation
<input checked="" type="radio"/> Historic
<input type="radio"/> Housing

Basis of Cost Projection:

Costs estimates were based on the estimates included in the Battle Green Master Plan which was developed by Past Designs and approved by the Board of Selectmen and on projections from the Center Streetscape Project.

LEXINGTON HOUSING AUTHORITY
ONE COUNTRYSIDE VILLAGE, LEXINGTON, MASSACHUSETTS 02420-2576

Melinda Walker, *Chairman*
Leo P. McSweeney, *Vice-Chairman*
Nicholas Santosuosso, *Treasurer*
Weidong Wang, *Assistant Treasurer*
Robert D. Peters, *Commissioner*



TEL 781 861-0900
FAX 781 861-1938
TDD 1-800-545-1833 EXT. 104

Stephen Keane, *Executive Director*

October 25, 2013

Community Preservation Committee
C/o Selectmen Office
1625 Massachusetts Avenue
Lexington, MA 02420

Dear Committee Members:

Lexington Housing Authority is respectfully applying to the CPC for \$300,551.00 for funding for exterior front entrance door replacement, siding replacement and roof replacement at our development known as Vynebrooke Village. The total project cost is \$901,653.00. This village consists of 48 one (1) bedroom units of low income housing for seniors and people with disabilities. Lexington Housing Authority is proud to offer a housing preference for veterans, and people who live or work within the community as long as income guidelines are met. The current average household income at this village is approximately \$13,164.00 and the average rent is \$307.00 which includes all utilities. This project will preserve the integrity of the deteriorating buildings making the development more functional and energy efficient while addressing some of the tenant needs. We believe this is an irreplaceable valuable resource in our community that provides housing to people that would otherwise not be able to stay in Lexington as it would be unaffordable.

We intend on phasing this project into completion within 1 to 2 years of receiving approval and funding. We have also applied for a competitive grant from the Department of Housing and Community Development (DHCD) for the major portion of the project for \$601,102.00. The award of this grant is contingent on being able to seek funding approval from the Town Of Lexington Committees, Selectmen and Town Meeting in the spring.

Thank you for your consideration.

Sincerely,


Stephen Keane

Executive Director

Enclosed: 13 copies of application

**TOWN OF LEXINGTON
COMMUNITY PRESERVATION COMMITTEE**

PROJECT APPLICATION SUMMARY FORM

Project Title: Vynebrooke Village Exterior Preservation Project

APPLICANT INFORMATION

Name of Applicant/Contact Person: Stephen Keane

Title/Position: Executive Director

Group or Committee Affiliation (if any):

Applicant/Contact Person's address, contact phone number, and email:
Lexington Housing Authority

One Countryside Village, Lexington, MA 02420 781-861-0900

PROJECT INFORMATION

Project Site Address:

Vynebrooke Village

Project Site Assessors Map/Parcel: 57

Project Site Deed Book/Page: _____

Current Owner: Lexington Housing Authority

Purpose (please check all that apply)

☐ Open Space

☐ Historic

☐ Recreation

☒ Housing

Brief Project Description:

Replacement of roofing, siding, exterior doors and doorbells

COSTS

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2015	901,653.00	300,551.00	DHCD Competitive Grant
2016			601,102.00
2017			
2018			
2019			
2020			
TOTAL	901,653.00	300,551.00	601,102.00

Signature of Applicant: Stephen Keane **Date:** 10/25/13

For Community Preservation Committee Use Only:

Application Received On: _____ **Project Presented to CPC on:** _____

Reviewed by: _____ **Determination:** _____

**TOWN OF LEXINGTON
COMMUNITY PRESERVATION COMMITTEE**

PROJECT INFORMATION

Project Title: Vynebrooke Village Exterior Preservation Project

Please attach a narrative on all applicable subjects.

1. **Scope or concept of project:**
Siding, roof and exterior door replacement with doorbells.
2. **Project goal and objectives: (Indicate how the Category Specific Criteria for the CPA are met.)** To stabilize buildings, stopping water infiltration under siding and roof causing harm and compromising the building integrity.
3. **Projected action plan and timeline: (List steps needed to complete project. These steps will be critical to completing Project Status Reports that will be due in time to report back to Town Meeting each year until the project is complete.)** Once the grant is awarded or finalized, the project should be completed within the fall of 2015.
4. **Anticipated project cost: (Provide a budget, with line itemization.)**
See estimate \$901,653.00.
5. **Other funding sources, including private/public/in-kind:**
DHCD Competitive Grant \$601,102.00
6. **CPA funding request:**
\$300,551.00
7. **Budget justification: (provide an explanation for why each type of expense is needed.)** The budget has been generated in the DHCD Capital Planning System and reviewed by the architect.
8. **List and describe any comparable projects:**
Greeley Village siding and roof project CPA funded.
9. **Relevance to community: (indicate how project is relevant to the current and/or future needs of Lexington.)** The project will preserve the integrity of the development creating a more sustainable development to support the current and future needs of low income affordable housing in the community.
10. **Supporting documents: (Provide supporting letters, references, studies, maps, and statistics.)**

See cost estimate.

LEXINGTON HOUSING AUTHORITY
ONE COUNTRYSIDE VILLAGE, LEXINGTON, MASSACHUSETTS 02420-2576

Robert D. Peters, *Chairman*
Leo P. McSweeney, *Vice-Chairman*
Nicholas Santosuosso, *Treasurer*
Weldong Wang, *Assistant Treasurer*
Melinda Walker, *Commissioner*



TEL 781 861-0900
FAX 781 861-1938
TDD 1-800-545-1833 EXT. 104

Stephen Keane, *Executive Director*

6/18/13

Susan Connelly, Director of Community Housing Initiatives
Massachusetts Housing Partnership
160 Federal Street
Boston, MA 02110

Dear Ms. Connelly,

Vynebrooke Village is a 48 unit elderly and young disabled development that is in need of many repairs. LHA is continuing to concentrate on the building envelope as we move forward. This development was built in 1973 and is located in a very desirable location surrounded by protected wetlands and conservation area. It also borders Vine Brook which is a body of water that runs parallel at the rear of the site.

Through the years there has not been much funding made available to maintain our developments. In this new age with CPA Funding, numerous competitive grants and Formula Funding, we sincerely hope you will consider our development for funding so we may continue to provide a valuable asset to our community.

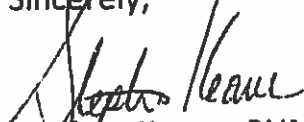
The Town of Lexington has been proactive in granting LHA over 2.4 million dollars since 2007 to help preserve our developments and we have made enormous progress. Public housing agencies provide safe, decent and affordable housing to the most vulnerable group of people in our society and we believe they should enjoy a pleasant and attractive well maintained place to live. This development is in walking distance to the center of town and is very convenient for our residents as they may enjoy the multitude of activities the community provides.

This project will greatly improve the deteriorating building envelope, improve energy costs as well as provide additional security for our residents. This project will also make the village sustainable for years to come by providing housing to a population within the community that could not otherwise live here.

Please review our record in obtaining outside funding and consider us for this necessary project. Annually our agency approaches town meeting and applies for CPA grant money. LHA is always questioned how much funding DHCD is contributing. LHA would be proud to be able to state that you have overwhelmingly supported this project.

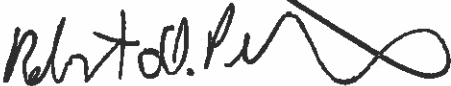
Thank you for your consideration.

Sincerely,



Stephen Keane, PHM

Executive Director



Robert D. Peters

Chairman

Capital Planning System

Logged In as: stevekeane
Logout

Projects

Main Menu Facilities Inventory Projects Reports Utilities Find Help

LHA **LEXINGTON HOUSING AUTHORITY** ▾

Development **155-667-02 -- VYNEBROOK VILLAGE** ▾

Facility **Development-wide** ▾

Unit **ALL** ▾ (ALL Implied If not selected)

Project **155-667-02-0-13-1308 -- Major project. vynebrooke village siding door roof window trim replacment** ▾

Project Information Project Estimation Project Management Project Templates

Related Inventory Components

Facility Number	Class	Subclass	Description	Quantity Unit	Year Installed	Lifespan	Life Adj	Exp Year	Cond. Assess.	Notes
155-667-02-003	Exterior Specialties	Ramp, Stair and Railing Assemblies	Balcony	200 SF	1973	30	17	2020		
155-667-02-001	Exterior Specialties	Ramp, Stair and Railing Assemblies	Exterior Railing, Metal	60 LF	1973	30	17	2020		replaced as needed
155-667-02-002	Exterior Specialties	Ramp, Stair and Railing Assemblies	Exterior Railing, Metal	60 LF	1973	30	17	2020		replaced as needed
155-667-02-003	Exterior Specialties	Ramp, Stair and Railing Assemblies	Exterior Railing, Metal	60 LF	1973	30	17	2020		replaced as needed
155-667-02-005	Exterior Specialties	Ramp, Stair and Railing Assemblies	Exterior Railing, Metal	60 LF	1973	30	17	2020		replaced as needed
155-667-02-001	Exterior Specialties	Ramp, Stair and Railing Assemblies	Ramp, Concrete w/Railings	20 LF	1973	30	17	2020		replaced as needed
155-667-02-005	Building Envelope	Exterior Doors	Exterior Single Door, Non-Unit, Other	6 EACH	1973	30	9	2012		
155-667-02-004	Building Envelope	Exterior Doors	Garage/Overhead Door	1 EACH	1973	30	10	2013		
155-667-02-004	Building Envelope	Siding	Siding, Wood Clapboard (Including Cape Cod Siding)	4,000 SF/WALL	1973	40	-5	2008		year is an estimate
155-667-02-004	Roofing	Roof Drainage	Downspouts, Aluminum	40 VLF	2001	30	17	2048		
155-667-02-005	Roofing	Roof Drainage	Downspouts, Aluminum	280 VLF	2001	30	-19	2012		
155-667-02-002	Roofing	Roof Drainage	Downspouts, Aluminum	280 VLF	1973	30	9	2012		
155-667-02-003	Roofing	Roof Drainage	Downspouts, Aluminum	280 VLF	2001	30	-19	2012		
155-667-02-001	Roofing	Roof Drainage	Downspouts, Aluminum	280 VLF	1973	30	9	2012		
155-667-02-001	Roofing	Roof Drainage	Gutters, Aluminum	286 LF	1973	30	9	2012		
155-667-02-003	Roofing	Roof Drainage	Gutters, Aluminum	286 LF	2001	30	-19	2012		
155-667-02-002	Roofing	Roof Drainage	Gutters, Aluminum	286 LF	1973	30	9	2012		
155-667-02-005	Roofing	Roof Drainage	Gutters, Aluminum	286 LF	2001	30	-19	2012		
155-667-02-004	Roofing	Roof Drainage	Gutters, Aluminum	90 LF	1973	30	10	2013		
155-667-02-005	Roofing	Roofing Systems	Asphalt Shingle Roof	4,090 SF	2001	25	-14	2012		failed improper venting
155-667-02-002	Roofing	Roofing Systems	Asphalt Shingle Roof	4,090 SF	2000	25	-13	2012		failed poor ventilation
155-667-02-003	Roofing	Roofing Systems	Asphalt Shingle Roof	4,090 SF	2001	25	-14	2012		failed improper venting
155-667-02-001	Roofing	Roofing Systems	Asphalt Shingle Roof	4,090 SF	2001	25	-14	2012		failed improper venting
155-667-02-002	Electrical	Exterior Lighting	Ext. Fixture, Incandescent or Fluorescent	8 EACH	1973	30	10	2013		
155-667-02-005	Electrical	Exterior Lighting	Ext. Fixture, Incandescent or Fluorescent	8 EACH	1973	30	9	2012		
155-667-02-004	Electrical	Exterior Lighting	Ext. Fixture, Incandescent or Fluorescent	5 EACH	1973	30	17	2020		

Labor

Craft	Labor Description	Rate	Hours	Cost Type	Subtotal
Delete Select		\$0.00	0 Dwelling		\$0.00 Edit
Select ▾			0 Dwelling ▾		Add

Labor Total: \$0.00

Project Estimation Components (Labor Inclusive)

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal
Delete Exterior Railing, Metal		\$126.76	LF	100	Non-Dwelling	\$12,676.00 Edit

Delete Exterior Single Door, Non-Unit, Storefront	\$2,676.18 EACH	24 Non-Dwelling	\$64,228.32 Edit
Delete Garage/Overhead Door	\$5,717.10 EACH	1 Non-Dwelling	\$5,717.10 Edit
Delete Siding, Vinyl	\$5.12 SF/WALL	26,720 Non-Dwelling	\$136,806.40 Edit
Delete Downspouts, Aluminum	\$7.37 VLF	1,000 Non-Dwelling	\$7,370.00 Edit
Delete Gutters, Aluminum	\$7.78 LF	1,000 Non-Dwelling	\$7,780.00 Edit
Delete Asphalt Shingle Roof	\$3.53 SF	17,000 Non-Dwelling	\$60,010.00 Edit

Add

Materials Total: \$294,587.82

Other Cost

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal
Delete Aluminum clad and build out Soft and trim	Estimate lineal feet	\$4.00	1	4,800	Non-Dwelling	\$19,200.00 Edit
Delete cladding trim roof upgrades	remove window trim Insulate re trim azac	\$35,000.00	1	1	Non-Dwelling	\$35,000.00 Edit
Delete Disposal		\$7,010.00	1	1	Non-Dwelling	\$7,010.00 Edit
Delete Door bells		\$1,000.00	1	12	Non-Dwelling	\$12,000.00 Edit
Delete Door closers		\$150.00	1	24	Non-Dwelling	\$3,600.00 Edit
Delete Door hardware locks		\$500.00	1	24	Non-Dwelling	\$12,000.00 Edit
Delete Flooring on balconys		\$500.00	1	12	Non-Dwelling	\$6,000.00 Edit
Delete Front exterior lighting		\$250.00	1	12	Non-Dwelling	\$3,000.00 Edit
Delete Insulate exterior and apply vapor barrier 3/4 rigid		\$2.00	1	26,720	Non-Dwelling	\$53,440.00 Edit
Delete Interior floor repair front and rear hall	Estimate 150 sq ft per 12 front and rear entrances	\$5.00	12	1,800	Non-Dwelling	\$9,000.00 Edit
Repair to sheathing , rip out repair of damaged studs , exterior Sheetrock and replace with exterior plywood before insulating and siding	Flat estimate unforeseen conditions	\$30,000.00	1	1	Non-Dwelling	\$30,000.00 Edit
Delete strip roof add water and ice hurricane hand nail	sq foot	\$2.00	1	17,000	Non-Dwelling	\$34,000.00 Edit
Delete Testing asbestos and lead possible remediation		\$1,430.00	1	12	Non-Dwelling	\$17,160.00 Edit
Delete z contingency based on construction budget of 535,998.00x 6%	32159.00	\$32,159.00	1	1	Non-Dwelling	\$32,159.00 Edit
Delete z contractor bonds 2.5 % of 672,355.89=16,808.00	16,808.00	\$16,808.00	1	1	Non-Dwelling	\$16,808.00 Edit
Delete z contractor general conditions +1.2 % construction budget w/o contingencies	64319.76	\$64,319.76	1	1	Non-Dwelling	\$64,319.76 Edit
Delete z contractor overhead and profit based on 535998.00+64319.76= 600317.76	72038.13	\$72,038.00	1	1	Non-Dwelling	\$72,038.00 Edit

Dwelling

Add

Others Total: \$426,734.76

Totals

Edit

Soft Cost: 25%

Soft Cost Total: \$180,331

Hard Cost Total: \$721,323

Total Development Cost: \$901,653

LEXINGTON HOUSING AUTHORITY
ONE COUNTRYSIDE VILLAGE, LEXINGTON, MASSACHUSETTS 02420-2576

Robert D. Peters, *Chairman*
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Stephen Keane, *Executive Director*

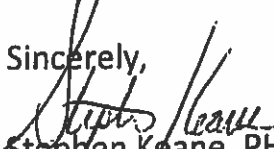
6/18/13

Susan Connelly, Director of Community Housing Initiatives
Massachusetts Housing Partnership
160 Federal Street
Boston, MA 02110

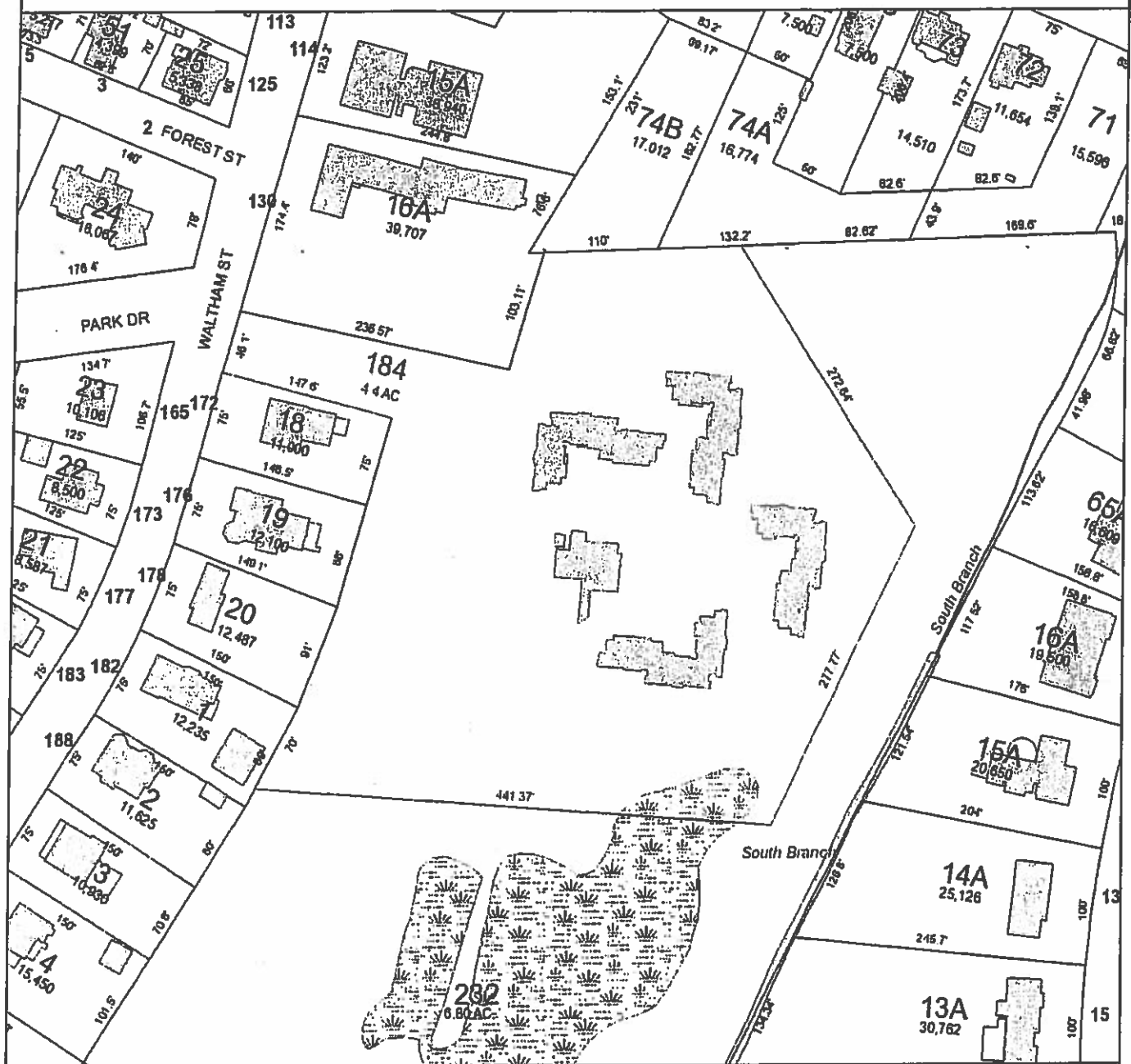
Dear Ms. Connelly,

I certify that a Vynebrooke Village tenant meeting was held on June 17, 2013, informing the tenants of Vynebrooke Village, and asking for input, regarding the Lexington Housing Authority Competitive Grant Application to the High Leverage Asset Preservation Program (HILAPP) to replace roofs, doors and siding at Vynebrooke Village.

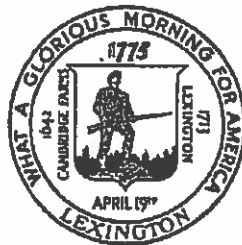
Sincerely,


Stephen Keane, PHM
Executive Director

Town of Lexington

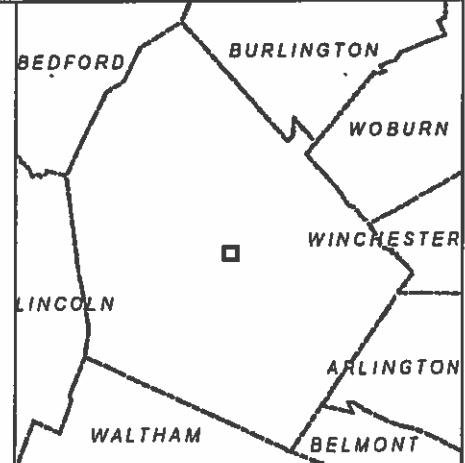


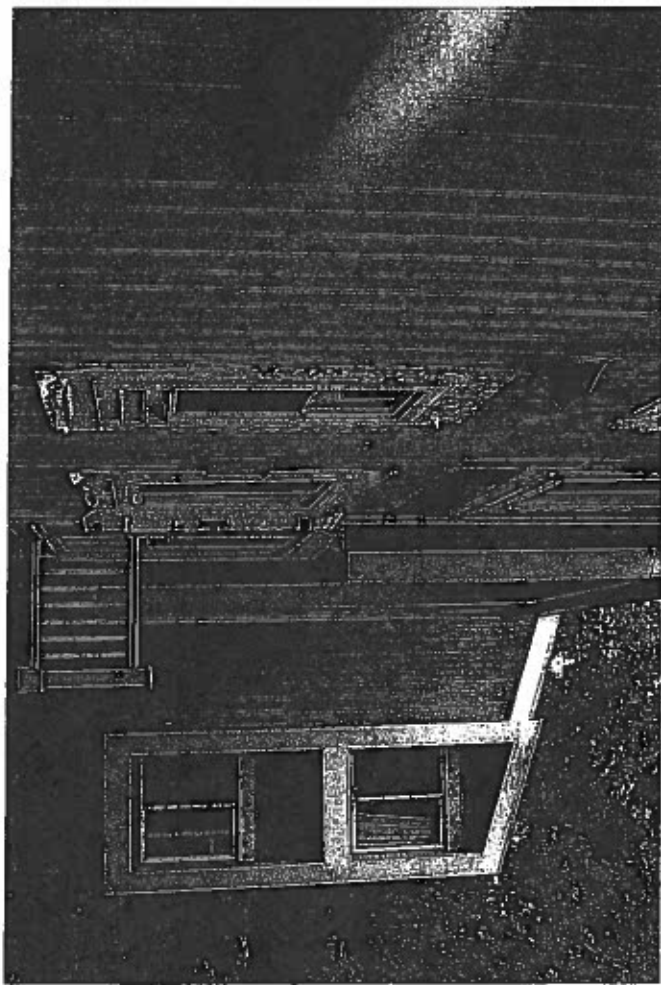
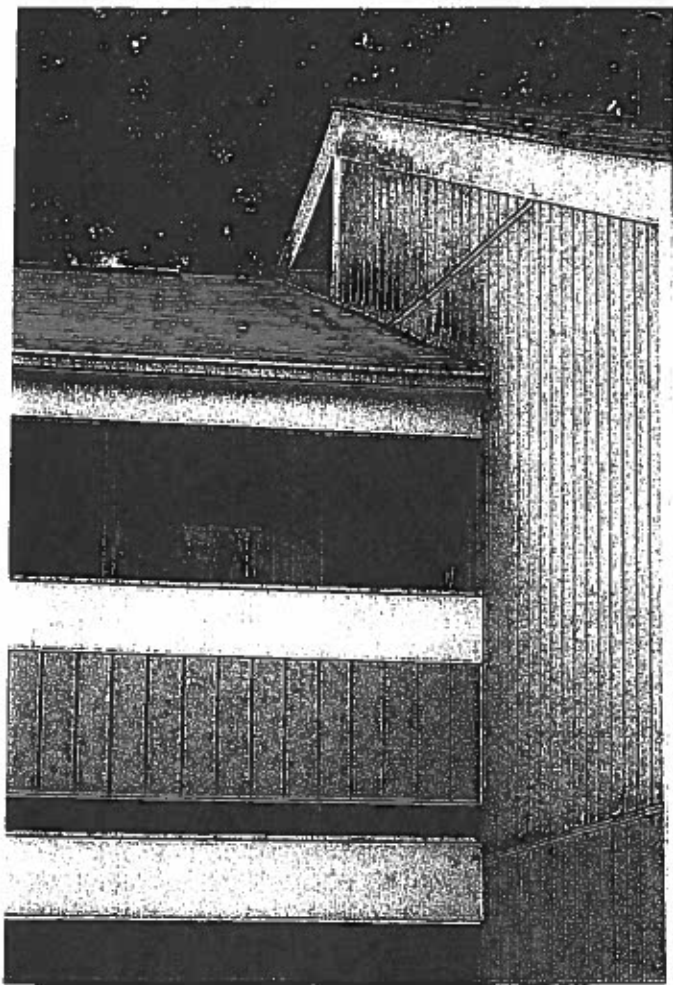
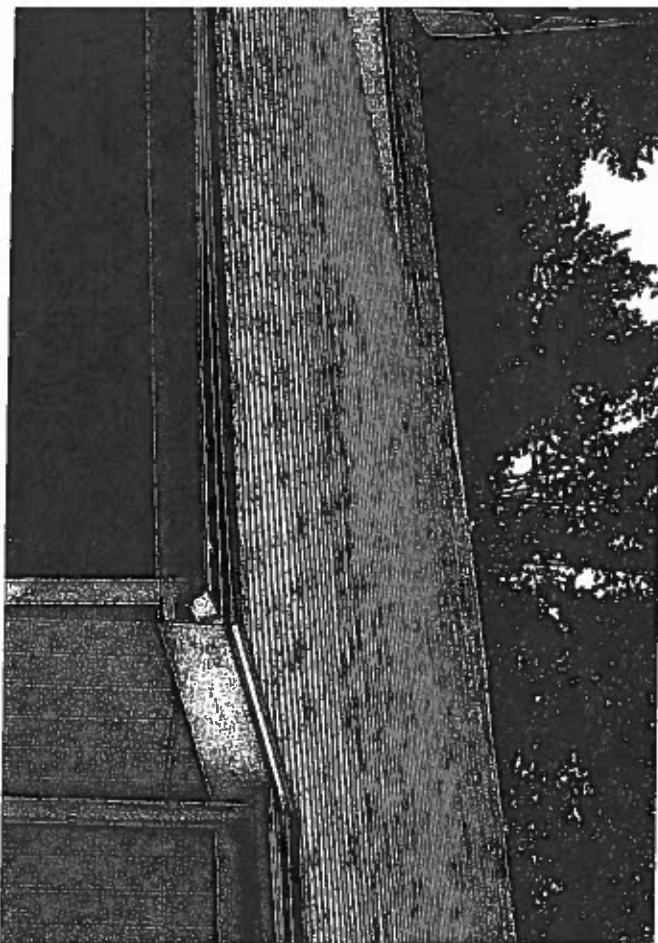
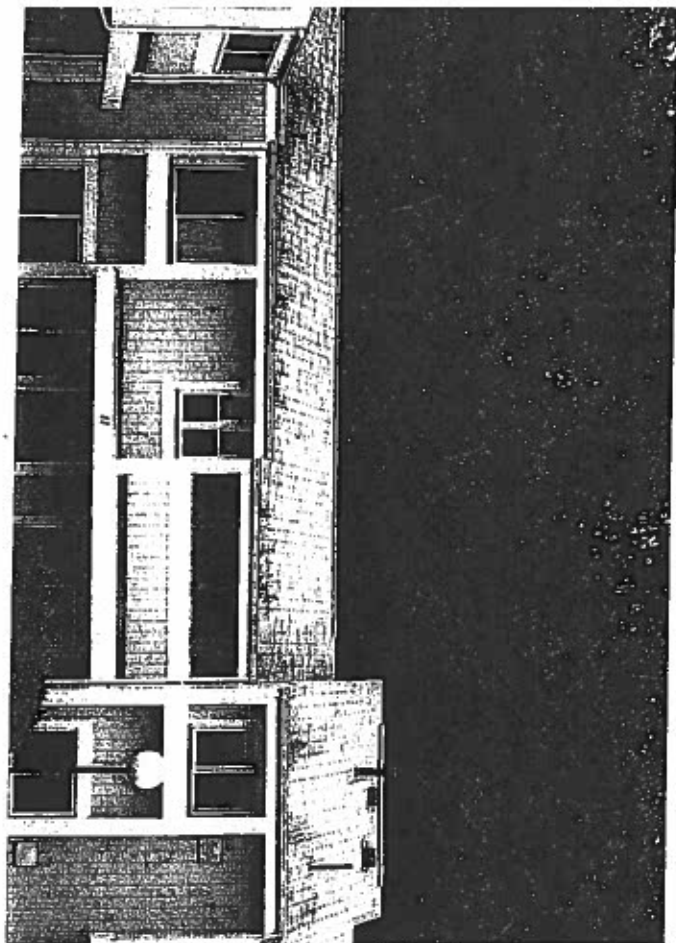
Property ID 49-184
 Address WALTHAM ST
 Owner LEXINGTON HOUSING
 AUTHORITY

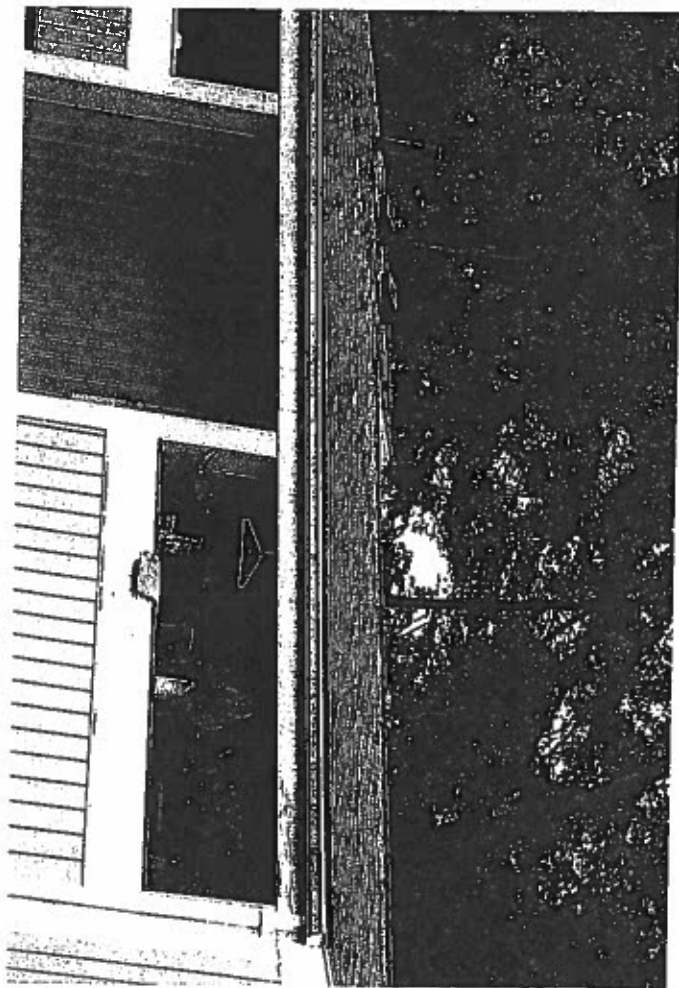
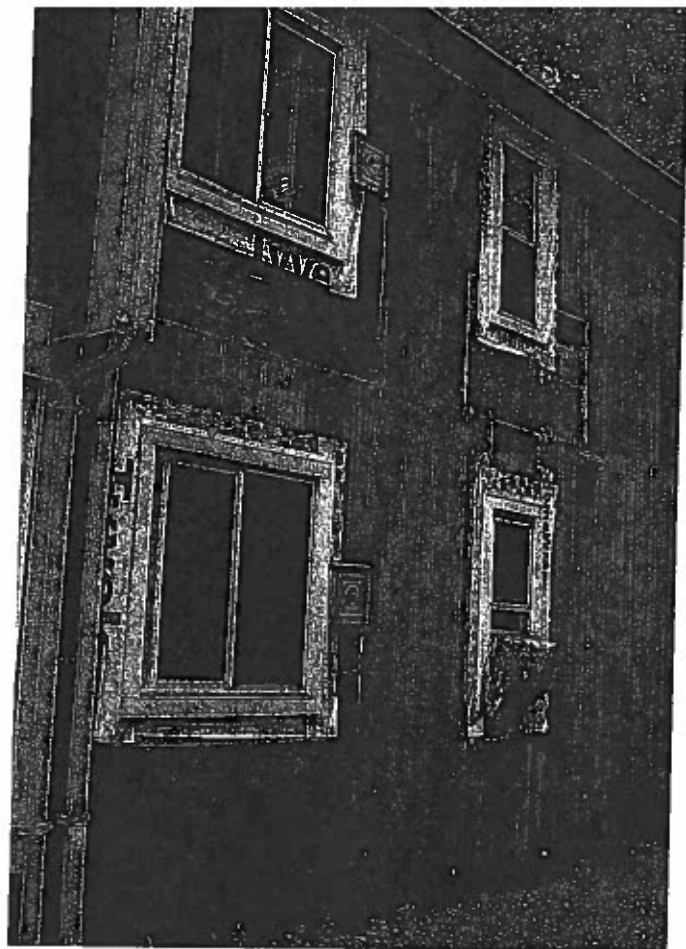


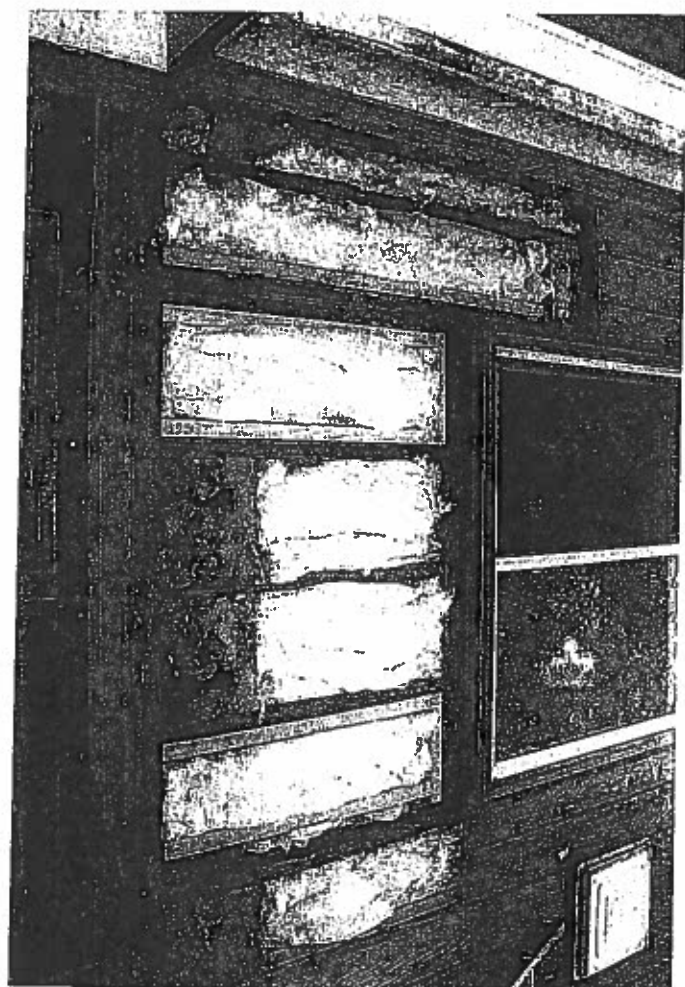
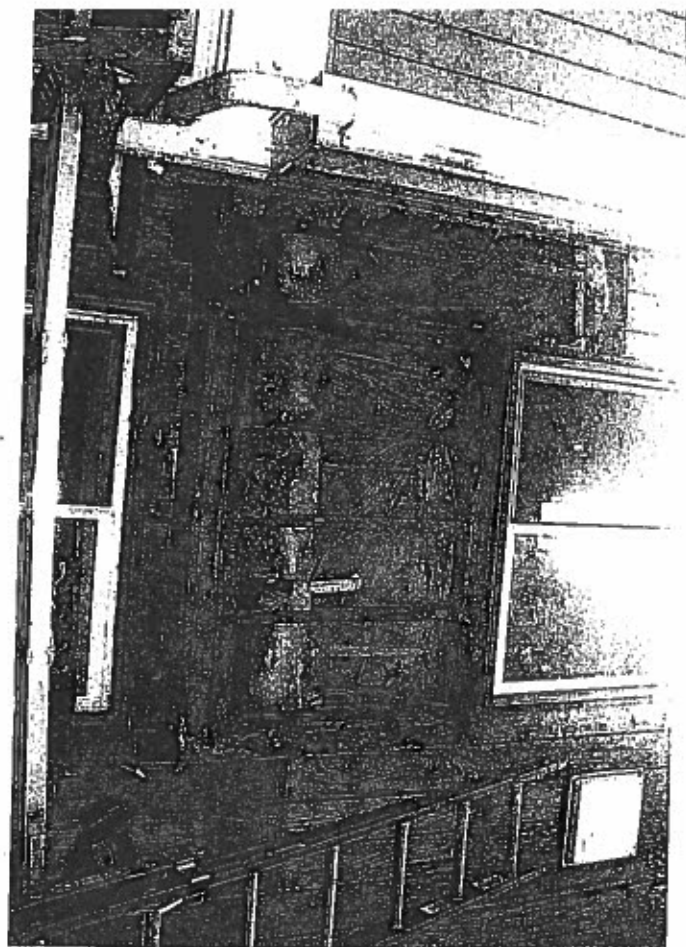
MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

The Town of Lexington makes no claims and no warranties, concerning the validity, expressed or implied, of the accuracy of the GIS data presented on this map.









**TOWN OF LEXINGTON
COMMUNITY PRESERVATION COMMITTEE**

PROJECT APPLICATION SUMMARY FORM

Project Title: Set aside for the acquisition of affordable housing

APPLICANT INFORMATION

Name of Applicant/Contact Person: Bill Kennedy

Title/Position: Chair, LexHAB

Group or Committee Affiliation (if any):

Applicant/Contact Person's address, contact phone number, and email:

135 Wood St., 781-862-2502, kennedy.w@rcn.com

PROJECT INFORMATION

Project Site Address:

Busa Farm, Lowell St.

Project Site Assessors Map/Parcel: N/A

Project Site Deed Book/Page: N/A

Current Owner: N/A

Purpose (please check all that apply)

 Open Space

 Historic

 Recreation

 X Housing

Brief Project Description: LexHAB is requesting \$750,000 to be set aside as a fund for the construction of affordable housing unit(s). These funds would not be used for upkeep or depreciation. The Board of Selectmen will approve all use of the funds. LexHAB will follow the same guidelines approved in FY 2013. These guidelines are shown below.

As has been the case for the last four years, advertising and selecting renters for CPA funded properties will be in compliance with current state requirements for units to count toward the town's stock of affordable housing units for 40B purposes.

Established by a vote of town meeting in 1983, LexHAB was the first local municipal organization in Massachusetts providing rental units to low and moderate income individuals and families. When reviewing applications (except for CPA funded properties), LexHAB considers how urgently housing is needed; that the family size matches the size of the unit; financial need; diversity; and possible Lexington connection. A volunteer seven member board, appointed by the Selectmen, runs LexHAB. CPA funded properties, as stated above, follow a lottery system and

procedures required by the Commonwealth's Department of Housing and Community Development.

As of October 1st, LexHAB owns 64 homes housing 181 people. Approximately 80% of its households had a previous Lexington Connection when they moved into Lexington Housing.

LexHAB units range from 4-bedroom scattered site homes to one-bedroom condominiums. This housing is provided to persons making up to 80% of the median income for the Boston area as set by the federal government. This figure shifts annually, but the current limit as determined by HUD is \$66,600 for a family of four or \$46,500 for an individual. There is also an asset limitation of \$60,000. LexHAB rents are no more than 30% of the family income as verified by the previous year's income tax returns.

LexHAB is not intended to be a permanent housing option for our clients. It is designed to afford the opportunity for renters to get a head start. Renters may renew leases annually for five years as long as they don't exceed income guidelines. However, if a family has children in the Lexington school system, they may stay until their youngest child graduates. We also have some elders as well as those with physical and mental challenges who are with us long term. Rents are below Lexington rental rates for similar housing.

COSTS

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2008			
2009			
2010			
2011			
2012			
2015	\$1,200,000	\$750,000	
TOTAL			

Signature of Applicant: William P Kennedy Date: Nov 1, 2012

For Community Preservation Committee Use Only:

Application Received On: _____ Project Presented to CPC on: _____
Reviewed by: _____ Determination: _____

Guidelines for the Use of CPA Funding by LexHAB

The following are guidelines agreed upon by the Community Preservation Committee, LexHAB and the Board of Selectmen for the acquisition of affordable units with Town CPA funds. These guidelines will be adhered to for all funds appropriated by the CPC.

- 1.) All units purchased with CPA funds shall be submitted for inclusion on the Subsidized Housing Inventory (SHI).
- 2.) Each acquisition shall increase the affordable housing stock. Monies shall be spent only on acquisition or rehabilitation of a unit that results in an addition to the pool of affordable units.
- 3.) Units to be purchased shall be one or two family (single, duplex or condominium unit).
- 4.) The size of the units may be up to 1,500 square feet of habitable space.
- 5.) If LexHAB builds the unit, the size may be 3 bedrooms, expandable to 4.
- 6.) LexHAB shall try to purchase dwellings on public bus routes, including Lexpress Routes.
- 7.) Total CPA funds expended for a unit of housing, including legal and professional services, whether built new on purchased land or purchased and renovated, shall not exceed \$525,000.
- 8.) Efforts shall be made to maximize energy efficiency in each unit.
- 9.) As a general policy, CPA funds shall not be expended for the demolition of any houses listed or pending listing on the Cultural Resources Inventory.
- 10.) When LexHAB identifies a housing unit or land for acquisition, it shall submit a proposal to the CPC and the Capital Expenditures Committee for comment prior to submittal to the Board of Selectmen. Approval by the Board of Selectmen is required for any LexHAB purchase of a unit or of land.
- 11.) CPA funds appropriated to LexHAB by Town Meeting shall be identified in a specific MUNIS account. Expenditures against the account shall be submitted to the Town Manager, with a copy to the CPC Administrative Assistant.
- 12.) Funds remaining in the LexHAB account may be carried over from year to year for subsequent acquisitions of affordable housing units.

(Approved February 17, 2011)

Signature of Applicant: William P Kennedy Date: Nov 1, 2012

For Community Preservation Committee Use Only:

Application Received On: _____ Project Presented to CPC on: _____
Reviewed by: _____ Determination: _____



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Lincoln Park Field Improvements

Date: 14-Aug-12

Project ID Number: 848

Revision Date: 22-Oct-13

Submitted By: Chris Filadaro

Department: Recreation

Priority: 1

First Year Submission? ☐ Phone #: 781-274-8355

E-mail: cfiladaro@lexingtonma.gov

Description of Project:

This is the second phase of a three phase capital improvement program to address safety and playability at Lincoln Park. The Recreation Committee requests \$820,000 in FY2015 to replace the synthetic turf field at Lincoln Park #2 and work in the vicinity of the field. The increase in the budget request is due to actual numbers submitted for Lincoln Park field #1 held in October of 2013. The Public Works Department oversees the maintenance of the school and Town athletic facilities. The Town of Lexington fields see excessive use and a timely replacement as critical to provide safe and playable fields for user groups and students. Funding to replace the synthetic turf on Field #1 was approved in 2013. It is expected that the work will be completed in November of 2013.

Lincoln Park Field #2 synthetic field will be removed, partially recycled, and replaced with a similar carpet and in-fill to provide for a safer and more uniform surface. The drainage will be inspected and repaired if necessary and the subsurface will be laser graded prior to the carpet installation. It also includes rehabilitation of the walkways around the field, replacement edging and addressing a drainage problem with the gravel pave system of the parking lot next to field #1. In 2003, Lincoln Park was renovated to include the installation of 3 synthetic turf fields with a life expectancy of 10 years. These fields have exceeded their life expectancy and the 10 year warranty has expired. In the high use areas, the fibers that are used to simulate natural grass are beginning to show wear and tear, starting to fall out of the carpet, or be split & broken giving the appearance of a scouring pad. Synthetic field replacement is needed because carpet fibers begin to fall due to the high use. The underlayment and drainage system can be used for two or three turf replacements. In order to minimize downtime and spread out the cost, we are proposing the work be completed in 3 phases.

FY2016-\$820,000 - Field #3 at Lincoln Park renovation will include the replacement of the synthetic turf and in-fill materials.

Justification/Benefit:

The park was reconstructed in 2003 and the new playing fields have been a valuable asset to the community. Safety for all participants is a major concern and improving upon the safety of the fields is the major benefit to all users. The Town of Lexington athletic fields are heavily used by the community and the synthetic turf allows for increased use during most weather conditions without damage to the turf.

Impact if not completed:

The impact of not approving this request is a continuing deterioration of the synthetic fields which may lead to an unsafe playing surface and game cancellations. The fibers have begun to break down due to extensive use as well as the product is reaching the end of its life expectancy. This will impact the Lexington Public Schools athletic teams and physical education programs, youth leagues, adult leagues, and residents.

Timeframe:

Develop specifications after Town Meeting approval and perform renovations in the Fall of 2014

Replace. Freq:

10 Years

Stakeholders:

Lexington Residents, Lexington Public Schools, Youth League programs, Adult programs, DPW, Recreation Department

Operating Budget Impact:

DPW staff hours, equipment and materials costs should be decreased with improved playing conditions.

Cost Analysis:

Funding Source: ☒ Levy ☒ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☒ Recreation ☐ Private ☐ Other



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Lincoln Park Field Improvements

Date: 14-Aug-12

Project ID Number: 848

Revision Date: 22-Oct-13

Submitted By: Chris Filadaro

Department: Recreation

Priority: 1

First Year Submission? ☐ Phone #: 781-274-8355

E-mail: cfiladaro@lexingtonma.gov

Capital Funding Request

848	2015	2016	2017	2018	2019	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$45,000	\$45,000	\$0	\$0	\$0	\$90,000
Construction	\$550,000	\$550,000	\$0	\$0	\$0	\$1,100,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$25,000	\$25,000	\$0	\$0	\$0	\$50,000
Totals	\$620,000	\$620,000	\$0	\$0	\$0	\$1,240,000
CPA Ant. Req.	\$200,000	\$200,000	\$0	\$0	\$0	\$0

Recurring Cost

\$0.00

Maintenance Cycle

0 Years

CPA Purpose

☐ Open Space

☒ Recreation

☐ Historic

☐ Housing

Basis of Cost Projection:

Cost projection is based on an updated proposal from architect. The CPA funding request is for design, engineering, drainage/subsurface work, parking lot and the path around the field. The synthetic turf and Infill is not part of the CPA request.



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Park and Playground Improvements

Date: 30-Aug-05

Project ID Number: 282

Revision Date: 15-Aug-13

Submitted By: Chris Filadoro

Department: Recreation

Priority: 4

First Year Submission? ☐ **Phone #:** 781-274-8355

E-mail: cfiladoro@lexingtonma.gov

Description of Project:

The Recreation Committee requests \$65,000 to renovate the playground equipment at Garfield Playground, located on Garfield Street. The improvements will include construction of a new play structure, new swing set, installation of appropriate safety surfacing under and around the playground structure and swings, and new site amenities such as signage, park benches and trash barrels.

Proposed future projects:

FY2016- \$65,000 to update and replace the playground equipment at Marvin Park located on Morris Street.

FY2017- \$65,000 to update and replace the playground equipment at Sutherland Park which is located on Sutherland Road.

FY2018 - \$65,000 to update and replace the playground equipment at Rindge Park which is located on Rindge Street.

FY2019- \$65,000 to replace and update the swings and site amenities at the Bow Street Park and update and replace playground equipment at Franklin.

The proposed projects will renovate and rehabilitate existing safety surfacing and deteriorating equipment so that all sites will be in compliance with Consumer Product Safety Commission (CPSC), American Society for Testing and Materials (ASTM) and the Americans with Disabilities Act (ADA) standards and guidelines.

Justification/Benefit:

The play equipment at Garfield is outdated and still has a sand safety surface which needs to be replaced. It is used by the neighborhood and children watching Little League games. This playground needs to comply with CPSC, ASTM and ADA standards.

Impact if not completed:

The current equipment, use zones, and surfacing do not comply with CPSC, ASTM or ADA standards. As the equipment continues to age and deteriorate, more frequent inspections, repairs and equipment removal will be needed to ensure that the users are safe. This is neither cost effective nor efficient.

Timeframe:

spring 2014

Replace. Freq:

20 Years

Stakeholders:

Residents, DPW, Recreation.

Operating Budget Impact:

no impact to the operating budget

Cost Analysis:

Funding Source: ☐ Levy ☒ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☐ Recreation ☐ Private ☐ Other

Capital Funding Request

282	2015	2016	2017	2018	2019	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
Equipment	\$42,000	\$42,000	\$42,000	\$42,000	\$42,000	\$210,000
Contingency	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$15,000
Totals	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$325,000
CPA Amt. Req.	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	

Recurring Cost

\$0.00

Maintenance Cycle

1 Years

CPA Purpose:

☐ Open Space

☒ Recreation

☐ Historic

☐ Housing

Basis of Cost Projection:



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Park and Playground Improvements **Date:** 30-Aug-05
Project ID Number: 282 **Revision Date:** 15-Aug-13
Submitted By: Chris Filadoro **Department:** Recreation **Priority** 4
First Year Submission? ☐ **Phone #:** 781-274-8355 **E-mail** cfiladoro@lexingtonma.gov

The cost projections are based on similar renovation projects and from estimates by Landscape Structures.



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Park Improvements - Athletic Fields

Date: 15-Sep-06

Project ID Number: 518

Revision Date: 15-Aug-13

Submitted By: Chris Filadaro

Department: Recreation

Priority: 2

First Year Submission? ☐ **Phone #:** 781-274-8355

E-mail: cfiladaro@lexingtonma.gov

Description of Project:

This is an ongoing multi-year capital program to address safety and playability concerns and to provide adequate & safe field conditions for neighborhood families, recreation, and school programs. The FY2016 budget request is for \$100,000 to renovate the multipurpose field at Clarke. The last renovation on this field was in 2000. The Public Works Department oversees the maintenance of the school and town athletic facilities. The Town of Lexington athletic fields see excessive use and timely renovations and replacement are critical to provide safe and playable fields for all user groups. The Clarke Multipurpose field will be laser graded and will be crowned for proper drainage. The project will also include site amenities such as signage, trash barrels and benches.

Proposed future renovations will include turf, drainage, irrigation (where applicable), and site amenities (benches, backstops, etc.):

FY2016 - \$110,000- Adams Soccer field renovation will include turf, drainage, irrigation (where applicable), and site amenities.

FY2017- \$75,000- Lincoln Park Softball Field renovation will include turf, drainage, irrigation and replacing the backstop.

FY2018 - \$150,000 New in-ground irrigation systems at the Hastings, Bowman and Franklin.

FY2019 - \$210,000 - Harrington Baseball and Softball Fields and Computerized Irrigation Controls for all in-ground systems.

Justification/Benefit:

Safety for all participants is the major concern and improving upon the safety of the fields is the major benefit to all users. The Town of Lexington athletic fields are constantly used by recreation, school, youth, and adult groups. They are in need of major repairs that cannot be completed within the operating budget. There are safety issues with faulty backstops, uneven turf, uneven infield areas, and drainage. The benefit would be to renovate the fields to a condition where they will be safe, playable, and more easily maintained.

Impact if not completed:

The impact of not approving this request is a continuing deterioration of the fields which may lead to injuries and cancellation of games. This will impact the School teams, youth leagues, adult leagues, and Recreation programs and affect the quality of life in Lexington.

Timeframe:

Develop specifications after Town Meeting approval and perform renovations beginning July 2014.

Replace Freq:

10 Years

Stakeholders:

Residents, non-residents, School programs, Youth League programs, Adult programs, DPW, Recreation Department

Operating Budget Impact:

DPW and Recreation staff hours, equipment and materials costs should decrease with improved field conditions that will require routine maintenance and not emergency repairs.

Cost Analysis:

Funding Source: ☐ Levy ☒ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☐ Recreation ☐ Private ☐ Other

Capital Funding Request

518	2015	2016	2017	2018	2019	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$10,000	\$10,000	\$10,000	\$0	\$10,000	\$40,000
Construction	\$85,000	\$95,000	\$80,000	\$145,000	\$140,000	\$525,000
Equipment	\$3,000	\$3,000	\$2,000	\$0	\$55,000	\$63,000
Contingency	\$2,000	\$2,000	\$3,000	\$5,000	\$5,000	\$17,000
Totals	\$100,000	\$110,000	\$75,000	\$150,000	\$210,000	\$645,000
CPA Amt. Req.	\$100,000	\$110,000	\$75,000	\$145,000	\$210,000	

Recurring Cost

\$0.00

Maintenance Cycle

1 Years

CPA Purpose:

☐ Open Space

☒ Recreation

☐ Historic

☐ Housing



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Park Improvements - Athletic Fields **Date:** 15-Sep-08

Project ID Number: 518 **Revision Date:** 15-Aug-13

Submitted By: Chris Filadoro **Department:** Recreation **Priority** 2

First Year Submission? ☐ **Phone #:** 781-274-8355 **E-mail** cfiladoro@lexingtonma.gov

Basis of Cost Projection:

Cost projections are based on similar past projects and information from vendors and architects.



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Park Improvements- Hard Court Resurfacing **Date:** 13-Aug-07
Project ID Number: 532 **Revision Date:** 09-Aug-13
Submitted By: Karen Simmons/Chris Filadoro **Department:** Recreation **Priority** 3
First Year Submission? ☐ **Phone #:** 781-862-0500-x262 **E-mail** ksimmons@lexingtonma.gov

Description of Project:

The Recreation Committee requests funds to institute and carry out a hard court resurfacing program. The program includes resurfacing, painting and striping the hard court surfaces at Recreation facilities. These facilities include neighborhood Basketball Courts, Center Track and Tennis Courts at the Center Complex, Clarke Middle School and Valley.

The FY 2015 request of \$85,000 is to resurface, paint and restripe the Gallagher Tennis Courts and the Clarke Middle School Tennis Courts. It will also replace some tennis equipment such as nets, posts and center anchors.

Future projects:

FY2016- \$55,000 - Sutherland Park and Marvin Park basketball courts which will need resurfacing and new backboards/poles.

FY2017- \$55,000 - Rindge Park and Kinneens Park basketball courts which will need resurfacing and new backboards/poles.

FY2018-\$60,000 - Adams Park- resurface, paint and restripe the Adams Tennis Courts and the Adams Basketball court, including new backboards and poles.

Justification/Benefits:

Over the past 18 years, the Town has supported and invested in an upgrading of the town's recreation infrastructure. The hard court resurfacing program is a program for hard surface athletic facilities which include basketball, tennis, track and the skatepark. The program will include resurfacing and painting the hard court surfaces and installing new posts, backboards, nets and rims at Recreation facilities. It is important to maintain these valuable assets in the community to ensure their usability and the safety of the users. The Town has spent a great deal of money to improve the Town's recreation infrastructure and it is important to maintain the resources.

Impact if not completed:

The impact of not approving the request is a deterioration of the athletic facilities and unsafe conditions for the community. In addition, the Massachusetts Interscholastic Athletic Association (MIAA) could deem the Gallagher tennis courts as unplayable. This would require the Lexington Public Schools athletic program to move matches away.

Timeframe:

2015

Replace. Freq:

10 Years

Stakeholders:

School Department, DPW, Recreation and the community at large

Operating Budget Impact:

Failure to maintain the infrastructure will result in higher repair costs and/or complete reconstruction.

Cost Analysis:

Funding Source: ☐ Levy ☒ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☐ Recreation ☐ Private ☐ Other

Capital Funding Request

532	2015	2016	2017	2018	2019	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$5,000	\$2,000	\$2,000	\$2,000	\$0	\$11,000
Construction	\$72,000	\$45,000	\$45,000	\$50,000	\$0	\$212,000
Equipment	\$8,000	\$7,000	\$7,000	\$7,000	\$0	\$27,000
Contingency	\$2,000	\$1,000	\$1,000	\$1,000	\$0	\$5,000
Totals	\$85,000	\$55,000	\$55,000	\$60,000	\$0	\$255,000
CPA Amt. Req.	\$85,000	\$55,000	\$55,000	\$60,000	\$0	

Recurring Cost

\$0.00

Maintenance Cycle

5 Years

CPA Purpose:

- ☐ Open Space
- ☒ Recreation
- ☐ Historic
- ☐ Housing



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Park Improvements- Hard Court Resurfacing **Date:** 13-Aug-07
Project ID Number: 532 **Revision Date:** 08-Aug-13
Submitted By: Karen Simmons/Chris Filadoro **Department:** Recreation **Priority:** 3
First Year Submission? ☐ **Phone #:** 781-862-0500-x262 **E-mail:** ksimmons@lexingtonma.gov

Basis of Cost Projection:

The cost estimates are based on similar past projects.



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Parker Meadow Accessible Trail Design and Construction Plan **Date:** 12-Sep-13
Project ID Number: 882 **Revision Date:** 28-Oct-13
Submitted By: Karen Mullins/Karen Simmons **Department:** Community Development **Priority:** 1
First Year Submission? ☒ **Phone #:** 781-862-0500 x227 **E-mail:** kmullins@lexingtonma.gov

Description of Project:

This project is the first phase of a two phase project and is a collaborative project involving private citizens, land stewards, a representative of the Commission on Disability, Conservation, and Recreation. This Phase I request is to secure funding to develop a design and construction plan for a universally accessible passive recreational trail system for Parker Meadow, a Town-owned property (Map 64 Lots 140B, 140D, 142B, 143, and 182; and Map 56 Lot 30) that was acquired by the Town in cooperation with the Commonwealth of Massachusetts in the 1970s. Parker Meadow is a 17-acre parcel located near Lexington Center with access off the Minuteman Bikeway. Phase I funds will be used to engage the services of a consultant to develop contract document level plans and details to solicit bids for construction of a universally accessible trail system and related disability aids. Deliverables for the project would include Schematic design, Contract Documents for 60% and 100% phases including technical specifications and detailed costs and final Bid Documents.

Phase II of this project involves construction of the universally accessible passive recreational trail system and has been submitted for funding in a subsequent year under Project ID 880. Phase II funding amount will be available once Phase 1 has been completed. There is the potential that the construction phase is eligible to be funded through the CPA under the recreation category.

Justification/Benefit:

- Create barrier-free access to one of Lexington's popular open space properties via a passive recreational trail system for members of the public with physical, vision and auditory limitations. Lexington currently provides very limited ADA passive recreational access to its open space.

- Implement Goal 3, Section 8.1 of Lexington's Open Space and Recreation Plan (2009) : Promote public use of recreational and open space among a wide variety of user types with an Objective for providing access to programs and facilities for residents with disabilities in compliance with ADA standards.

- Parker Meadow is an ideal Town-owned property for a universally accessible passive recreational trail system because:

1. It provides a delightful natural experience for visitors, including a forest, an open meadow, and a scenic pond;
2. It is easily reached from the immediately adjacent Minuteman Bikeway;
3. It is near the center of town;
4. It possesses little in the way of grade changes; and
5. It already includes a parking area that can be upgraded to be suitable at a reasonable cost.

In addition, Parker Meadow is within reasonably close proximity to the Douglas House, a residential facility for head injury victims with various mobility impairments.

Impact if not completed:

Lexington will continue to offer minimal open space properties that possess barrier free passive recreational access to members of the public possessing physical, vision, auditory or other limitations that preclude the ability to enjoy Lexington's open space resources.

Goal 3, Section 8.1 of Lexington's Open Space and Recreation Plan (2009) , which calls for providing access to Lexington's open space resources in compliance with ADA standards, will continue to be unmet.

Timeframe:

Replace. Freq:

This design phase is proposed for Fiscal Year 2015, with the expectation that a construction contract could then follow as early as FY 2016 should the construction project be approved. The precise start date depends upon the completion of an RFP process for the hiring of a design consultant to complete the design work.

0 Years

Stakeholders:

Conservation Division and Conservation Commission; Recreation Department and Recreation Committee; Commission on Disabilities, and citizens possessing physical, vision, auditory or other limitations who wish to use Lexington's open space areas.

Operating Budget Impact:

Long term maintenance of the trail system needs and costs to be determined as part of Phase I.

Cost Analysis:



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Parker Meadow Accessible Trail Design and Construction Plan **Date:** 12-Sep-13
Project ID Number: 882 **Revision Date:** 28-Oct-13
Submitted By: Karen Mullins/Karen Simmons **Department:** Community Development **Priority:** 1
First Year Submission? ☒ **Phone #:** 781-862-0500 x227 **E-mail:** kmullins@lexingtonma.gov

Funding Source: ☒ Levy ☐ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☐ Recreation ☐ Private ☐ Other

Capital Funding Request

882	2015	2016	2017	2018	2019	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$30,000	\$0	\$0	\$0	\$0	\$30,000
Construction	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$4,500	\$0	\$0	\$0	\$0	\$4,500
Totals	\$34,500	\$0	\$0	\$0	\$0	\$34,500
CPA Amt. Req.	\$0	\$0	\$0	\$0	\$0	\$0

Recurring Cost

\$0.00

Maintenance Cycle

0 Years

CPA Purpose
<input type="radio"/> Open Space
<input type="radio"/> Recreation
<input type="radio"/> Historic
<input type="radio"/> Housing

Basis of Cost Projection:

Discussions with a design professional and similar projects in other communities.



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Parker Meadow Accessible Trail Construction

Date: 13-Aug-13

Project ID Number: 880

Revision Date: _____

Submitted By: Karen Simmons/Karen Mullins

Department: Recreation

Priority # 11

First Year Submission? ☒ **Phone #:** 781-862-0500 x262

E-mail ksimmons@lexingtonma.gov

Description of Project:

This project is to secure funding to construct a universally accessible passive recreational trail system for Parker Meadow, a Town-owned property (Map 64 Lots 140B, 140D, 142B, 143, and 182; and Map 56 Lot 30) that was acquired by the Town in cooperation with the Commonwealth of Massachusetts in the 1970s. This is a project in collaboration with a private citizens committee, Conservation and Recreation.

The funding for the design of this project is being requested by the Conservation Department in the FY2015 budget.

The design documents will be used to formalize this proposal for the construction phase in a subsequent year. This is a place holder.

Justification/Benefit:

-Create barrier-free access to one of Lexington's popular open space properties via a passive recreational trail system for members of the public with physical, vision and auditory limitations.

Impact if not completed:

-Lexington will continue to offer no open space properties that possess barrier free access to members of the public possessing physical or other handicaps that preclude the ability to enjoy Lexington's open space resources.

Timeframe:

Will be established once the design and cost estimate is complete

Replace. Freq:

25 Years

Stakeholders:

residents, Conservation, Recreation,

Operating Budget Impact:

Cost Analysis:

Funding Source: ☐ Levy ☐ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☐ Recreation ☐ Private ☐ Other

Capital Funding Request

880	2015	2016	2017	2018	2019	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0
Totals	\$0	\$0	\$0	\$0	\$0	\$0
CPA Amt. Req.	\$0	\$0	\$0	\$0	\$0	

Recurring Cost

\$0.00

Maintenance Cycle

0 Years

CPA Purpose

- ☐ Open Space
☐ Recreation
☐ Historic
☐ Housing

Basis of Cost Projection:



Town of Lexington - FY 2015-FY 2019 Capital Improvement Projects

Project Name: Parker Meadow Accessible Trail Construction **Date:** 13-Aug-13
Project ID Number: 880 **Revision Date:** _____
Submitted By: Karen Simmons/Karen Mullins **Department:** Recreation **Priority #** 11
First Year Submission? ☒ **Phone #:** 781-862-0500 x262 **E-mail** ksimmons@lexingtonma.gov
